



26 Byrnes Close, Plumpton - CA11 9PE

Guide Price £142,400

PFK

26 Byrnes Close, Plumpton

- Two bed end terraced
- Front & rear gardens
- Desirable location
- Local Occupancy Restriction
- Affordable Home
- Tenure: Freehold
- Council Tax: Band B
- EPC rating E



26 Byrnes Close

Plumpton, Penrith

Nestled in a desirable location, this two bedroom home offers an ideal opportunity for those seeking an affordable home with character. Positioned at the end of a row, this property boasts a sense of privacy and tranquility, showcasing gardens both to the front and rear that provide a serene setting for outdoor enjoyment. Upon entry, residents are greeted by a warm and inviting interior that seamlessly blends modern comfort with traditional charm. The ground floor features a well-appointed kitchen, ideal for culinary enthusiasts, while the adjoining living area offers a cozy space for relaxation and entertainment. Ascending the staircase, residents will find two comfortable bedrooms, each offering a peaceful retreat at the end of a long day. The property's layout allows for flexible use of space, catering to a variety of lifestyle needs. Ideal for first-time buyers this semi-detached house represents a unique opportunity to secure a foothold in a sought-after area. The scenic surroundings, coupled with the property's attractive features, make it an appealing choice for those seeking a home that offers both comfort and convenience. It is essential to note that this property is subject to a local occupancy restriction, ensuring that it remains an affordable housing option for those who meet the specified criteria.

In conclusion, this two-bedroom end-of-row property combines practicality with charm, offering a peaceful retreat within a well-regarded locale. Schedule a viewing today and discover the potential that this home holds for you.





ACCOMMODATION

Kitchen

9' 6" x 8' 10" (2.90m x 2.70m)

Accessed via part glazed front door. Fitted with a good range of wall and base units with complementary work surfacing and upstands incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with hob and extractor over, plumbing for under counter washing machine and space for full height fridge freezer. Front aspect window and doors giving access to a cloaks cupboard, cloakroom/WC and into the living room.

Cloakroom/WC

2' 8" x 5' 10" (0.82m x 1.79m)

Fitted with WC and wash hand basin with tiled splashback, obscured front aspect window.

Living/Dining Room

12' 6" x 14' 5" (3.81m x 4.39m)

A rear aspect reception room with UPVC French doors out to the garden. Decorative coving, stairs to the first floor and electric radiator.





FIRST FLOOR

Landing

With loft access hatch and doors to the first floor rooms.

Bedroom 1

12' 7" x 8' 11" (3.83m x 2.73m)

A rear aspect double bedroom with built in cupboard.

Bedroom 2

12' 7" x 6' 0" (3.84m x 1.82m)

A front aspect double bedroom with twin windows.

Bathroom

Fitted with a three piece suite comprising bath with mains shower over, WC and wash hand basin. Tiled walls and electric heated towel rail.





Gardens

To the front of the property, there is an enclosed garden, mainly laid to lawn with shrubbery and floral borders and a flagged path leading to the front door. To the rear, there is a generous patio garden with a gate leading out to the private parking spaces.

Parking

There are private parking spaces for two vehicles.



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ADDITIONAL INFORMATION

Directions

From Penrith take the A6 north toward Carlisle, following the road straight ahead at the Stoneybeck roundabout and continuing into Plumpton. On reaching the village, take the left turn by the school, towards The Pot Place and then the property can be found on the right hand side, a short distance along.

Heating System

Heating is by way of electric infra red panels in the ceiling with each room being zoned individually.

Services

Mains electricity, water & drainage. Electric central heating and double glazing installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





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Approximate total area⁽¹⁾

564.13 ft²

52.41 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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